









A wonderful example, of a **SPACIOUS PERIOD HOME**, situated in the heart of **St. Albans CITY CENTRE**. The property has been tastefully **RENOVATED**, whilst retaining its many **CHARACTER FEATURES**, is **CATCHMENT** to many reputable **SCHOOLS**, strolling distance to the mainline **STATION**, in a **SOUGHT AFTER ROAD** with front and back **GARDENS** and residents **PARKING**.

**Offers Over: £825,000**

Upon entering the home you are welcomed into the bright entrance hall, which leads us onto the formal bay fronted lounge and family area with a feature fireplace. On to the open plan living/dining room, with further feature place and then to the kitchen breakfast room with a range of fitted appliances, ample storage space, and glazed french double doors which lead onto the garden.

On the lower ground floor, there is a tanked basement area with bathroom and storage, that could potentially be used as a home office or further bedroom space.

On the first floor, there are three substantial bedrooms and a shower room.

To the rear of the property is an enclosed private lawned garden with mature shrubs and a useful shed.

To the front of the property, there is a front garden, enclosed by wrought iron railings, lovely tiled paving, and benefits from residents parking.









Entrance Hall

Basement 3.31m x 3.26m (10'10" x 10'8").

Bathroom

Living Room 4.44m x 3.53m (14'7" x 11'7").

Kitchen / Dining Room 3.74m x 3.65m (12'3" x 12').

Kitchen / Breakfast Room 4.59m x 3.76m (15'1" x 12'4").

Bedroom 1 4.59m x 3.63m (15'1" x 11'11").

Shower Room

Bedroom 3 2.78m x 2.07m (9'1" x 6'9").

Bedroom 2 2.87m x 2.07m (9'5" x 6'9").

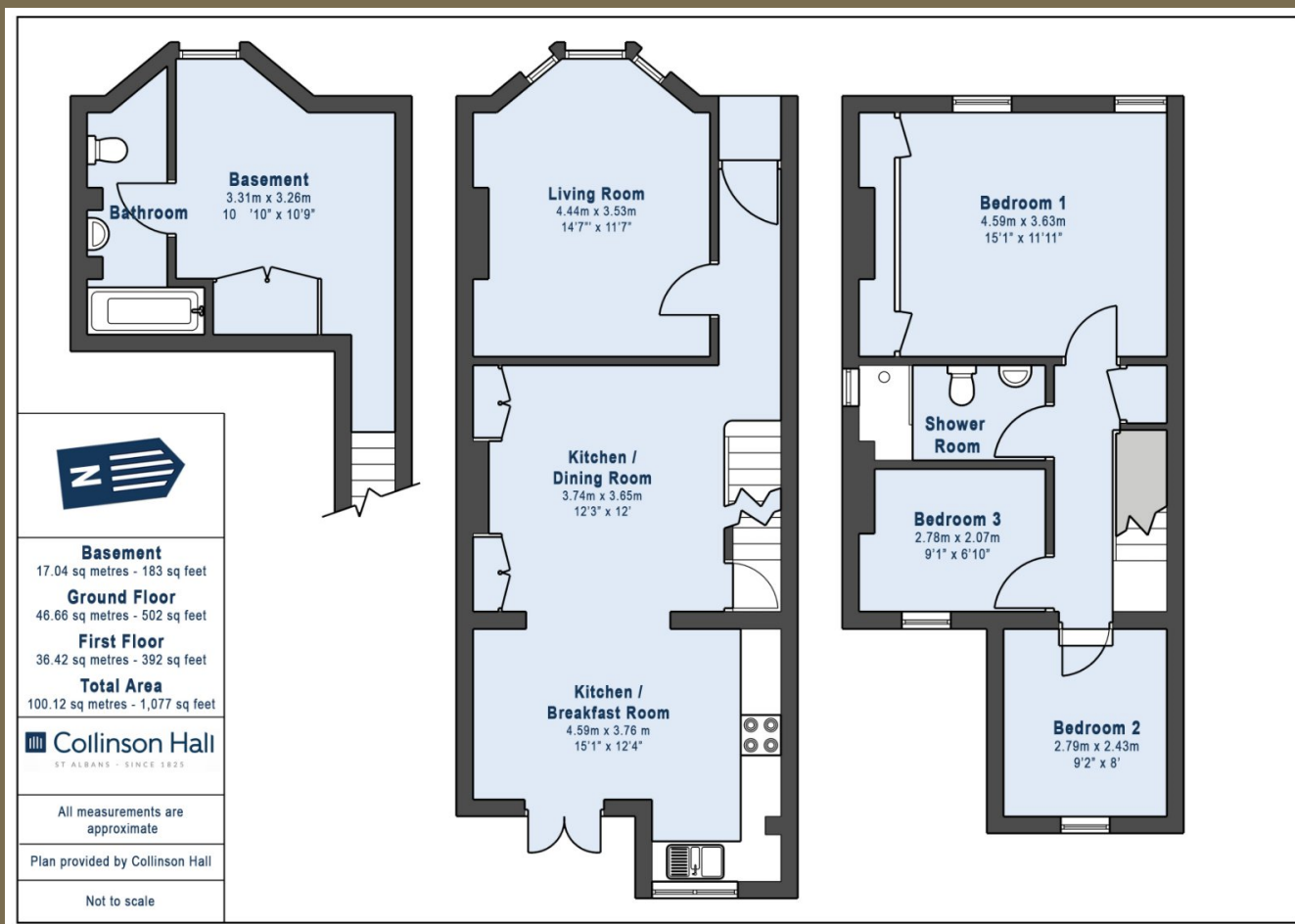
Garden











#### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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